

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
December 31, 2021**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

01/19/22

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	24,437.10
Total Operating	24,437.10
Reserve	
1210 · Centennial MM Res 6893	156,497.67
Total Reserve	156,497.67
Total Checking/Savings	180,934.77
Accounts Receivable	
1310 · Accounts Receivable	(16,360.00)
Total Accounts Receivable	(16,360.00)
Other Current Assets	
1610 · Prepaid Insurance	36,515.06
1800 · Deposits	1,443.47
Total Other Current Assets	37,958.53
Total Current Assets	202,533.30
TOTAL ASSETS	202,533.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,243.76
Total Accounts Payable	2,243.76
Other Current Liabilities	
3110 · 2021 S/A - Pool Resurfacing	22,344.04
3020 · Insurance Loan Payable	11,625.05
Total Other Current Liabilities	33,969.09
Total Current Liabilities	36,212.85
Long Term Liabilities	
Reserves	156,497.67
Total Long Term Liabilities	156,497.67
Total Liabilities	192,710.52
Equity	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(14,862.93)
Total Equity	9,822.78
TOTAL LIABILITIES & EQUITY	202,533.30

Blackburn Point Marina Village Condominium Assn., Inc.

Revenue & Expense - Budget vs Actual

December 2021

	Dec 21	Budget	\$ Over Bud...	Jan - Dec 21	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,441.41	10,441.42	(0.01)	125,297.00	125,297.00	0.00	125,297.00
6210 · Reserve Fee	0.00	0.00	0.00	20,623.00	20,623.00	0.00	20,623.00
6340 · Late Fee/Penalty	0.00	0.00	0.00	115.20	0.00	115.20	0.00
6350 · Application Fees	100.00	0.00	100.00	500.00	0.00	500.00	0.00
6410 · Other Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest - Operating	0.68	0.00	0.68	16.22	0.00	16.22	0.00
6920 · Interest - Reserves	13.33	0.00	13.33	194.28	0.00	194.28	0.00
Total Income	10,555.42	10,441.42	114.00	146,850.70	145,920.00	930.70	145,920.00
Total Income	10,555.42	10,441.42	114.00	146,850.70	145,920.00	930.70	145,920.00
Expense							
Administrative							
7040 · Licenses & Fees	76.00	54.17	21.83	692.60	650.00	42.60	650.00
7100 · Insurance Expense	3,651.51	3,583.33	68.18	43,743.78	43,000.00	743.78	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	500.00	(490.00)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	230.55	400.00	(169.45)	400.00
7200 · Management Fees	750.00	750.00	0.00	9,000.00	9,000.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	102.15	98.75	3.40	1,544.41	1,185.00	359.41	1,185.00
7260 · Postage & Delivery	18.50	8.33	10.17	117.81	100.00	17.81	100.00
7400 · Telephone	87.32	83.33	3.99	1,052.04	1,000.00	52.04	1,000.00
Total Administrative	4,685.48	4,652.91	32.57	56,391.19	55,835.00	556.19	55,835.00
Grounds							
7520 · Irrigation Main/Repr/Svc	304.80	58.33	246.47	2,603.89	700.00	1,903.89	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	18,098.00	16,000.00	2,098.00	16,000.00
7650 · Landscape Svcs/Replc/Oth	895.00	208.33	686.67	7,943.00	2,500.00	5,443.00	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	500.00	(62.00)	500.00
Total Grounds	2,599.80	1,724.99	874.81	29,082.89	20,700.00	8,382.89	20,700.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	482.06	171.83	310.23	3,609.73	2,062.00	1,547.73	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	500.00	5.00	500.00
8150 · Gate Operations	0.00	16.67	(16.67)	5,656.50	200.00	5,456.50	200.00
8220 · Pest Control	53.00	208.33	(155.33)	1,506.00	2,500.00	(994.00)	2,500.00
Total Maintenance	535.06	438.50	96.56	11,277.23	5,262.00	6,015.23	5,262.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	3,240.00	3,200.00	40.00	3,200.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	2,113.00	1,500.00	613.00	1,500.00
8430 · Pool Janitorial Svc	255.00	166.67	88.33	2,501.31	2,000.00	501.31	2,000.00
Total Pool and Recreation	570.00	558.34	11.66	7,854.31	6,700.00	1,154.31	6,700.00
Utilities							
8620 · Electric	485.81	458.33	27.48	5,583.06	5,500.00	83.06	5,500.00
8640 · Gas - Pool Heater	51.81	375.00	(323.19)	3,305.80	4,500.00	(1,194.20)	4,500.00
8660 · TV Cable	1,123.11	1,083.33	39.78	13,426.91	13,000.00	426.91	13,000.00
8700 · Water & Sewer	799.14	1,150.00	(350.86)	13,976.29	13,800.00	176.29	13,800.00
Total Utilities	2,459.87	3,066.66	(606.79)	36,292.06	36,800.00	(507.94)	36,800.00
Total Expense	10,850.21	10,441.40	408.81	140,897.68	125,297.00	15,600.68	125,297.00
Net Ordinary Income	(294.79)	0.02	(294.81)	5,953.02	20,623.00	(14,669.98)	20,623.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	13.33	0.00	13.33	20,815.95	20,623.00	192.95	20,623.00
Total Other	13.33	0.00	13.33	20,815.95	20,623.00	192.95	20,623.00
Total Other Expense	13.33	0.00	13.33	20,815.95	20,623.00	192.95	20,623.00
Net Other Income	(13.33)	0.00	(13.33)	(20,815.95)	(20,623.00)	(192.95)	(20,623.00)
Net Income	(308.12)	0.02	(308.14)	(14,862.93)	0.00	(14,862.93)	0.00